

**REAL ESTATE APPRAISERS APPLICATION ADVISORY COMMITTEE  
MINUTES  
OCTOBER 5, 2005**

**PRESENT:** Karen Scott, Linda Verbecken, Lynn Gregorash, Marla Britton, Steve Vitale, James Coutts, and Ursula Volk

**STAFF PRESENT:** Tim Wellnitz, Bureau Director; Ruby Jefferson-Moore, Legal Counsel; Kelly Niesen, Credentialing; Pat Schenck, Program Assistant

**CALL TO ORDER**

Karen Scott, Chair, called the meeting to order at 10:04 a.m. A quorum of seven members was present.

**ADOPTION OF AGENDA**

**MOTION:** Marla Britton moved, seconded by Ursula Volk, to approve the agenda as published. Motion carried unanimously.

**APPROVAL OF MINUTES SEPTEMBER 7, 2005**

**MOTION:** James Coutts moved, seconded by Lynn Gregorash, to approve the minutes of September 7, 2005 as written. Motion carried unanimously.

**REAPPOINTMENT OF COMMITTEE MEMBERS**

Mr. Wellnitz reported that the Secretary is taking recommendations on Committee member appointments and is currently in the process of making reappointments to the Committee. Each member will be receiving a letter from the Secretary regarding their reappointment to the Committee.

**IOWA'S PROCESS FOR REVIEWING NEW APPRAISERS**

Chair, Karen Scott inquired as to whether any Committee members used Iowa's process for reviewing new appraisers reports. The Committee reported that the current forms they are using work just as well if not better for reviewing reports.

**CLOSED SESSION**

**MOTION:** James Coutts moved, seconded by Ursula Volk, to convene to Closed Session to consider licensure or certification of individuals pursuant to s. 19.85(1)(b), Stats., and to consider individual histories pursuant to s. 19.85(1)(f), Stats. Roll Call Vote: Lynn Gregorash-yes; Marla Britton - yes; Lynn Gregorash-yes; Ursula Volk-yes; Linda Verbecken-yes; Karen Scott-yes; James Coutts-yes; Steve Vitale-yes. Motion carried unanimously.

Open Session recessed at 10:15 a.m.

The Committee reviewed and considered the appraisal experience and appraisal reports of applicants applying for licensure.

### **RECONVENE TO OPEN SESSION**

**MOTION:** Linda Verbecken moved, seconded by Steve Vitale, to reconvene into Open Session at 12:15 p.m. Motion carried unanimously.

### **VOTE ON ITEMS CONSIDERED OR DELIBERATED UPON IN CLOSED SESSION, IF VOTING IS APPROPRIATE**

#### **APPRAISAL REPORTS REVIEWED ON OCTOBER 5, 2005**

##### **ABRAHAM, ROY – LICENSED**

**MOTION:** Marla Britton moved, seconded by Linda Verbecken, to recommend that the Department approve **Abraham, Roy – Licensed** appraisal reports as submitted subject to receipt of one additional report that complies with USPAP and subject to approval by the reviewing appraiser. Motion carried unanimously.

##### **ARREOLA, DENNIS – LICENSED**

**MOTION:** Lynn Gregorash moved, seconded by Steve Vitale, to recommend that the Department deny **Arreola, Dennis – Licensed** appraisal reports as submitted because the reports do not comply with USPAP and refer the Dennis Arreola's reports to the Division of Enforcement. Motion carried unanimously.

##### **BLUE, MARK – LICENSED**

**MOTION:** Linda Verbecken moved, seconded by Ursula Volk, to recommend that the Department approve **Blue, Mark – Licensed** appraisal reports as submitted subject to coaching comments by the reviewer. Motion carried unanimously.

##### **BOHNKE, WILLIAM – RESIDENTIAL**

**MOTION:** James Coutts moved, seconded by Steve Vitale, to recommend that the Department approve **Bohnke, William – Residential** appraisal reports as submitted subject to receipt of one additional small residential income appraisal report that complies with USPAP and subject to approval by the reviewing appraiser. Motion carried unanimously.

**BRZEZINSKI, JOHN – RESIDENTIAL**

**MOTION:** Marla Britton moved, seconded by Steve Vitale, to recommend that the Department deny **Brzezinski, John – Residential** appraisal reports as submitted because the reports do not comply with USPAP and refer John Brzezinski and the supervising appraiser to the Division of Enforcement. Motion carried unanimously.

**CONNER, JEFFREY – LICENSED (AQB)**

**MOTION:** Ursula Volk moved, seconded by James Coutts, to recommend that the Department approve **Conner, Jeffrey – Licensed (AQB)** appraisal report as submitted. Motion carried unanimously.

**CURRIE, JERRY – LICENSED**

**MOTION:** Marla Britton moved, seconded by Steve Vitale, to recommend that the Department approve **Currie, Jerry – Licensed** appraisal reports as submitted subject to receipt of one additional report that complies with USPAP and subject to approval by the reviewing appraiser. Motion carried unanimously.

**FENWICK, GATLIN – RESIDENTIAL**

**MOTION:** Steve Vitale moved, seconded by Linda Verbecken, to recommend that the Department approve **Fenwick, Gatlin – Residential** appraisal reports as submitted subject to coaching comments by the reviewer. Motion carried unanimously.

**FIELDS, AMBER – LICENSED**

**MOTION:** James Coutts moved, seconded by Ursula Volk, to recommend that the Department approve **Fields, Amber – Licensed** appraisal reports as submitted subject to receipt of one additional report that complies with USPAP and subject to approval by the reviewing appraiser. Motion carried unanimously.

**GILBERT, DAVID – LICENSED**

**MOTION:** Marla Britton moved, seconded by Steve Vitale, to recommend that the Department approve **Gilbert, David – Licensed** appraisal reports as submitted subject to receipt of one additional report that complies with USPAP and subject to approval by the reviewing appraiser. Motion carried unanimously.

**HANNULA, BRENDA – LICENSED**

**MOTION:** Lynn Gregorash moved, seconded by Ursula Volk, to recommend that the Department table **Hannula, Brenda – Licensed** appraisal reports as submitted until the Department receives an explanation from supervising appraiser. Motion carried unanimously.

**HILL, CAROLINE – RESIDENTIAL**

**MOTION:** Marla Britton moved, seconded by Steve Vitale, to recommend that the Department approve **Hil, Caroline – Residential** appraisal reports as submitted with to coaching comments by the reviewer. Motion carried unanimously.

**HOAGLUND, JACOB – LICENSED**

**MOTION:** Linda Verbecken moved, seconded by Marla Britton, to recommend that the Department approve **Hoaglund, Jacob – Licensed** appraisal reports as submitted subject to receipt of one additional report that complies with USPAP and subject to approval by the reviewing appraiser. Motion carried unanimously.

**JACOBSON, JENNIFER – LICENSED**

**MOTION:** James Coutts moved, seconded by Lynn Gregorash, to recommend that the Department approve **Jacobson, Jennifer – Licensed** appraisal reports subject to receipt of two additional reports, one single-family report and one small residential income property which includes and income approach to value and complies with USPAP and subject to approval by the reviewing appraiser. Motion carried unanimously.

**KEDZIORA, JEROME – LICENSED**

**MOTION:** Lynn Grogorash moved, seconded by Steve Vitale, to recommend that the Department approve **Kedziora, Jerome – Licensed** appraisal reports as submitted subject to receipt of one additional appraisal report that complies with USPAP and subject to approval by the reviewing appraiser. Motion carried unanimously.

**LANDREVILLE, WADE – GENERAL**

**MOTION:** Marla Britton moved, seconded by Linda Verbecken, to recommend that the Department approve **Landreville, Wade – General** appraisal reports as submitted subject to coaching comments by the reviewer. Motion carried unanimously.

**LUTZKE, DAVID – LICENSED**

**MOTION:** James Coutts moved, seconded by Marla Britton, to recommend that the Department deny **Lutzke, David – Licensed** appraisal reports as submitted because the reports do not comply with USPAP. Motion carried unanimously.

**MICKELSON, STEVEN – LICENSED**

**MOTION:** Ursula Volk moved, seconded by Steve Vitale, to recommend that the Department approve **Mickelson, Steven – Licensed** appraisal reports as submitted. Motion carried unanimously.

**SODERMAN, DAVID - AQB – RESIDENTIAL**

**MOTION:** Ursula Volk moved, seconded by Marla Britton, to recommend that the Department approve **Soderman, David - AQB – Residential** appraisal reports subject to receipt of two additional reports one single family and one small residential income property that complies with USPAP and subject to approval by the reviewing appraiser. Motion carried unanimously.

**SVENDSEN, DUSTIN – RESIDENTIAL**

**MOTION:** Steve Vitale moved, seconded by Ursula Volk, to recommend that the Department approve **Svensen, Dustin – Residential** appraisal reports as submitted subject to receipt of one additional small residential income appraisal report that complies with USPAP and subject to approval by the reviewing appraiser. Motion carried unanimously.

**SWENINGSON, PAUL – LICENSED**

**MOTION:** Steve Vitale moved, seconded by Marla Britton, to recommend that the Department table **Sweningson, Paul – Licensed** appraisal reports as submitted subject to receipt of two new appraisal reports that complies with USPAP and subject to approval by the reviewing appraiser. Motion carried unanimously.

**SZOPINSKI, CHRISTINE – LICENSED – AQB**

**MOTION:** Linda Verbecken moved, seconded by Steve Vitale, to recommend that the Department approve **Szopinski, Christine – Licensed – AQB** appraisal reports as submitted subject to receipt of two additional reports that complies with USPAP and subject to approval by the reviewing appraiser. Motion carried unanimously.

### **TREDWELL, JAMES – LICENSED**

**MOTION:** Linda Verbecken moved, seconded by Marla Britton, to recommend that the Department deny **Tredwell, James – Licensed** appraisal reports as submitted because the reports do not comply with USPAP and refer James Tredwell's appraisal supervisor to the Division of Enforcement. Motion carried unanimously.

### **WNEK, WAYNE – GENERAL**

**MOTION:** Marla Britton moved, seconded by Ursula Volk, to recommend that the Department approve **Wnek, Wayne – General** appraisal reports as submitted subject to coaching comments by the reviewer. Motion carried unanimously.

### **YAKESH, ANDREW – LICENSED**

**MOTION:** Marla Britton moved, seconded by Linda Verbecken, to recommend that the Department deny **Yakesh, Andrew – Licensed** appraisal reports as submitted because the reports do not comply with USPAP and refer Andres Yakesh's appraisal reports and both supervisors to the Division of Enforcement. Motion carried unanimously.

### **VISITORS COMMENTS**

None.

### **DISCUSSION OF FUTURE MEETING DATES**

Future meeting dates selected by the Committee are as follows:

- November 17, 2005 10:00 a.m.
- December 14, 2005 10:00 a.m.
- February 1, 2006 10:00 a.m.

The Committee will discuss the scheduling of meeting dates after February 1, 2006 at it's next meeting.

**MOTION:** James Coutts moved, seconded by Steve Vitale, to approve November 17, December 14, and February 1, 2006 at 10:00 a.m. as future meeting dates for the Committee. Motion carried unanimously.

### **ADJOURNMENT**

**MOTION:** James Coutts moved, seconded by Lynn Greogrash, to adjourn the meeting at 12:47 p.m. Motion carried unanimously.

**Next meeting: November 17, 2005 10:00 a.m.**

Real Estate Appraisers Application Advisory Committee  
October 5, 2005 Minutes